

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	PINAULT MICHEL H			
Owner 2:	YU HAI TANG			
Owner 3:				
Street 1:	45 MAGNOLIA ST UNIT 1			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	HASSINGER ALEX M & ALISON B -		
Owner 2:	-		
Street 1:	45 MAGNOLIA STREET UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

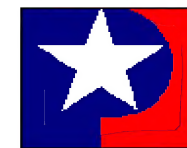
Total Card /

Total Parcel

620,800

620,800

620,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	3454
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
8	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	617,500	3,300		620,800
Total Card	0.000	617,500	3,300		620,800
Total Parcel	0.000	617,500	3,300		620,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:			451.16 /Parcel: 451.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	617,500	3300	.	.	620,800		Year end	12/23/2021
2021	102	FV	599,200	3300	.	.	602,500		Year End Roll	12/10/2020
2020	102	FV	590,100	3300	.	.	593,400	593,400	Year End Roll	12/18/2019
2019	102	FV	557,100	3300	.	.	560,400	560,400	Year End Roll	1/3/2019
2018	102	FV	491,900	3300	.	.	495,200	495,200	Year End Roll	12/20/2017
2017	102	FV	407,100	3300	.	.	410,400	410,400	Year End Roll	1/3/2017
2016	102	FV	361,600	3300	.	.	364,900	364,900	Year End	1/4/2016
2015	102	FV	334,000	3300	.	.	337,300	337,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

